

Report on Residential Survey for the Comprehensive Plan Update

Village of Croton-on-Hudson

Prepared for:

Comprehensive Plan Committee
Village of Croton-on-Hudson

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1.0 INTRODUCTION

As part of the effort to update its Comprehensive Master Plan, the Village of Croton-on-Hudson prepared a survey in conjunction with the consulting firm of Buckhurst Fish & Jacquemart, Inc. (BFJ), in order to elicit the opinions of Village residents on a range of topics relevant to Croton's character and future development. Opinions were sought on the following topics:

- Commercial areas and retail amenities
- Public facilities
- Recreational facilities
- Environmental issues
- Village objectives and spending priorities
- Strengths and weaknesses of Croton

The Village mailed a total of 3,799 surveys and received 956 completed surveys, for a 25% response rate. These responses provide an overall guide to residents' viewpoints and the local issues receiving the most attention. As a general indicator of public opinion, the survey can help shape the issues and content of the Comprehensive Plan.

1.1 Methodology

The purpose of the survey was to elicit resident opinions on a set of topics that will be addressed as part of the updated Comprehensive Plan. The topics were drawn from a series of interviews with Croton officials, Village employees, as well as the roundtable discussions the first Comprehensive Plan public workshop (held in August 2000). The survey was comprised of twelve (12) open- and close-ended questions concerning the Village's character, public and recreational facilities, amenities, objectives and future development. The survey also set up a rating system to prioritize Village objectives for the future of Croton. The survey also asked respondents to indicate their age, sex, years in Croton, size of household, neighborhood, in order to assess the demographic characteristics of the respondents.

The Village mailed 3,799 surveys, or one to each Croton household, in early September, 2000. The mailing list was based on a list of Croton households compiled by the Village that is used for official mailings to Croton residents. The return date specified in the survey was September 25, 2000, which was later extended by two weeks to October 12, 2000 to allow as high a return rate as possible. By the final cut-off date, the Village had received 956 completed surveys, representing a 25% rate of return. The 25% response rate is very high (typically such surveys average closer to a 15% response rate, based on BFJ's experience with comprehensive plan surveys). Since the survey results are based upon the responses of the 25 percent of households that answered, as a representative sample of the entire Village, its findings can serve as a reasonable (if not perfect) estimate of what the entire population of Croton thinks about the issues addressed in the survey.

Throughout the survey, the terms "respondent" and "resident" are used interchangeably. For purposes of this analysis, "resident" refers to those residents who responded to the survey, not to all residents of Croton. The term "frequency" refers to the number of respondents who selected a given choice.

2.0 EXECUTIVE SUMMARY

Demographics

- Croton resident respondents were predominantly female. In addition, most respondents fall within the 25 – 65 age group and have lived in Croton for less than 10 years. The majority of respondents live in a two-person household, followed closely by a four-person household.

Resident Preferences

- Croton's most frequently cited strengths were: its Small Town Character (69%); the Hudson/Croton riverfronts (68%); and its Parks and Open Space (40%).
- Its most frequently cited weaknesses were: Sidewalk Condition/Lack of Sidewalks (39%); Rate/Pattern of New Development (36%); and Appearance of Commercial Area (32%).
- 95% of respondents were pleased with their Croton neighborhood. In all eight neighborhoods, the attractiveness of the area was cited as one of the most appealing aspects. Complaints about neighborhoods ranged in type, but lack of sidewalks, traffic and noise were mentioned frequently.

Commercial and Retail Development

- 67% of respondents placed the Village center in the "Historic Center."
- Residents were fairly evenly split over the matter of additional retail development (42% "yes"; 46% "no"), but many residents cited the need for improved retail amenities while maintaining Croton's small-town character.

Public Facilities and Village Priorities

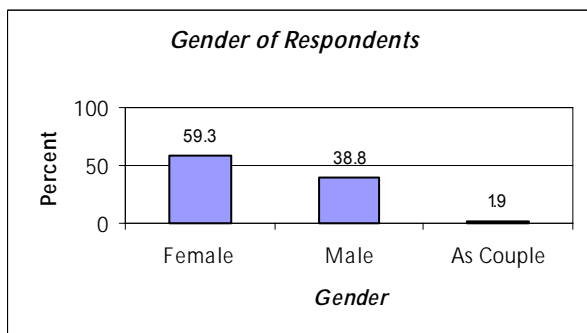
- No clear public spending priority was apparent. The most frequently cited priorities were: Riverfront Development (22.3%); Sidewalks (21%); Parks and Open Space (19%).
- Public facilities all received positive respondent satisfaction ratings. Police and fire received the highest rating with 96% of respondents very or somewhat satisfied. Open Space and Parks, Library and Trash Recycling/Pick-Up fared well overall while Water/Sewer and Recreational Programs had the highest number of dissatisfied residents.
- Recreational facilities most frequently requested were: Swimming Facilities (50%); Bicycling (45%); and Ice Skating (35%). Generally, facilities oriented toward passive recreation were selected more frequently than those relating to active recreation (e.g. ball fields).
- 55% of respondents felt there should be increased design review of buildings; 17% said no and 28% were unsure.
- The five most frequently selected objectives for Croton were: Protecting the Natural Environment (58.5%); Preserving Croton's Historic Character (49%); Improving the Appearance of the Upper Village (35%); Providing Parks and Recreational Areas Along the Waterfront (34%); and Improving Access to the Hudson riverfront (32.5%).
- The environmental concerns which residents most frequently selected were: Air Quality (64%); Hudson River Quality (55%); Well Water Quality (52%).

3.0 RESPONSE ANALYSIS

3.1 Demographic Profile

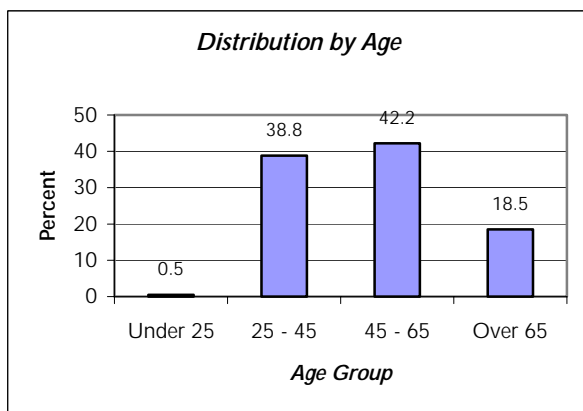
Gender

89.5% of residents responded to this question. A small number specified that they were responding as a couple. Below is a breakdown of respondents by gender:



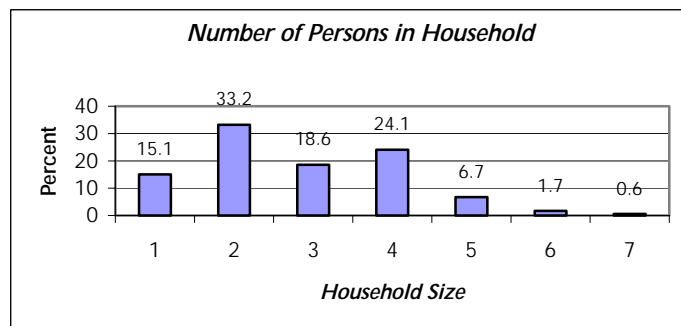
Age

Residents were asked to identify which of the following four age categories they belonged to: Under 25; 25 – 45; 45 – 65; Over 65. With 97% of residents responding to this question, the age distribution breakdown was as follows:



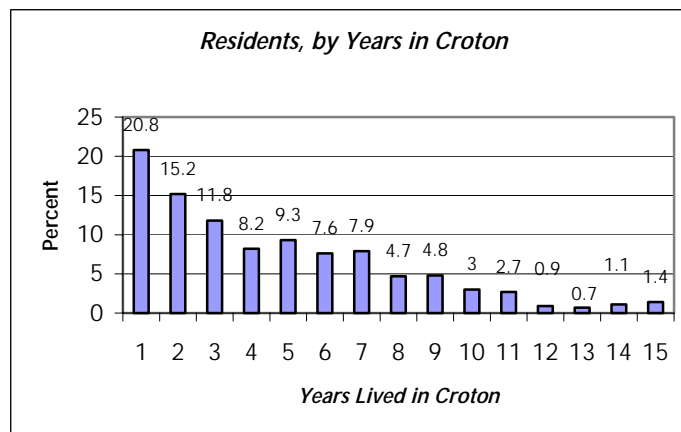
Household Size

Residents were asked to identify the size of their household. 97% of the respondents answered this question; most residents live in either a two- or four-person household.



Number of Years in Croton

Residents were asked how long they have lived in Croton. To facilitate analysis, year categories were created of five-year increments. Of the 97% who responded, most (21%) have lived in Croton for less than five years, followed by 15% of respondents who have lived in the Village between five and ten years.



Key:

1 = 0 – 4.9

2 = 5 – 9.9

3 = 10 – 14.9

4 = 15 – 19.9

5 = 20 – 24.9

6 = 25 – 29.9

7 = 30 – 34.9

8 = 35 – 39.9

9 = 40 – 44.9

10 = 45 – 49.9

11 = 50 – 54.9

12 = 55 – 59.9

13 = 60 – 64.9

14 = 65 – 69.9

15 = 70 – 75

3.2 Resident Preferences

Residents were asked to identify what three characteristics of Croton they like the best and the least and to identify the reasons they like or dislike their part of the Village. Village character and open space amenities were cited most frequently as positive aspects of Croton, while sidewalks appears very frequently as a negative aspect on both a Village-wide and neighborhood level.

Croton Characteristics: What Do You Like Best About Croton?

950 out of 956 respondents (99% response rate) answered this question. Of the 12 choices offered, including a write-in option, the characteristics most frequently selected were:

<i>Rank</i>	<i>Characteristic</i>	<i>Frequency</i>	<i>Percent (%)</i>
1	Small town character	659	69.4
2	Hudson/Croton riverfronts	650	68.4
3	Parks & open space	376	39.6

The 274-person difference between the second and third ranked choices shows that village character and the riverfronts were overall more important than the category of Parks & Open Space. A close fourth to Parks & Open Space was Regional Rail and Road Access, selected by 373 (39%) of the respondents.

The remaining responses to this question are summarized below:

<i>Rank</i>	<i>Characteristic</i>	<i>Frequency</i>	<i>Percent (%)</i>
4	Regional rail & road access	373	39.3
5	Residents' volunteerism & participation	192	20.2
6	Artistic community	131	13.8
7	Diverse population	127	13.4
8	Greenery/Tree City USA	111	11.7
9	Water quality	105	11.1
10	Proximity to employment centers	67	7.1
11	Other	60	6.3
12	Cultural opportunities	17	1.8

Sixty respondents (6.3%) opted to write in a characteristic. Written responses were categorized as follows: accessibility/regional location; community facilities; environment/open space; housing; small town character; socioeconomic issues; village services; and visual appearance.

Accessibility/regional location, especially proximity to New York City, small town character, and community facilities were those write-in categories most frequently commented on.

Croton Characteristics: What Do You Like Least About Croton

941 out of the 956 respondents answered this question (98%). The characteristics most frequently selected are listed below. No clear majority was visible between the top two responses.

<i>Rank</i>	<i>Characteristic</i>	<i>Frequency</i>	<i>Percent (%)</i>
1	Sidewalk condition/lack of sidewalks	363	38.6
2	Rate/pattern of new development	341	36.2
3	Appearance of commercial areas	310	32.2

Below is a summary of the remaining choices.

<i>Rank</i>	<i>Characteristic</i>	<i>Frequency</i>	<i>Percent (%)</i>
4	Housing opportunities/rising costs	293	31.1
5	Quality of commercial uses and centers	286	30.4
6	Other	285	30.3
7	Lack of recreational facilities for kids	209	22.2
8	Speeding traffic	205	21.8
9	Older sewer and water systems	145	15.4
10	Inadequate car parking	105	11.2
11	Traffic congestion	83	8.8

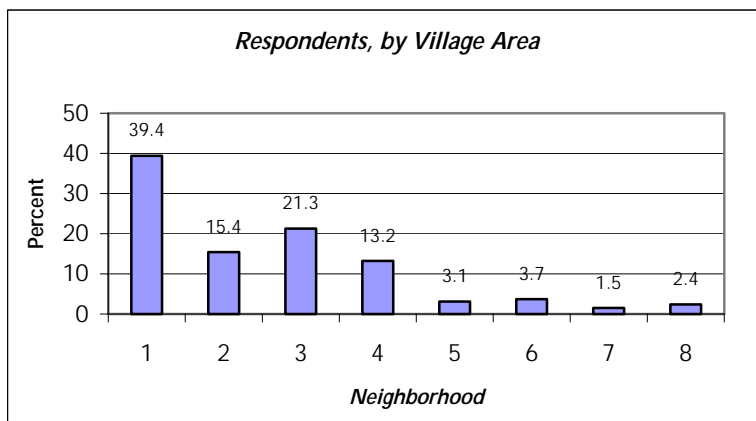
30%, or 283, of the respondents opted to write in their own responses. Write-in responses were grouped into the following categories: commercial amenities; community facilities; environment/open space; financial; government; housing/zoning; population diversity; rate/pattern of development; Indian Point; riverfront development; socioeconomic issues; tax rate; transportation/parking; village character; village services; visual appearance.

The write-in issue cited most frequently by residents was the high Village tax rate, followed by commercial amenities and issues relating to environment and open space. Residents complained of a lack of commercial diversity and amenities, noise from the train and highways and the deer population.

Village Neighborhood: Strengths and Weaknesses

Respondents were asked whether they liked or disliked their part of the Village and why. 938 residents responded (98%). A large majority of those who responded to this question (95% or 888 respondents) stated that they liked their part of the Village; only 5% said that they did not (47 respondents).

The responses to this question were categorized by respondents' neighborhoods to facilitate analysis of this question.



Key:

1 = Harmon

2 = Mount Airy/Trails

3 = Upper Village

4 = North End

5 = Route 129 Area

6 = North Riverside Area

7 = North Highland/Riverlanding

8 = Half Moon Bay

The 769 “yes” survey responses (the number of respondents who answered “yes” to whether they like their part of the Village) were then analyzed for the reasons for that response. Across all eight neighborhoods, the most frequently selected strengths were the attractiveness of the neighborhood and the proximity to open space and/or the waterfront. Convenience factors, such as proximity to schools or work, were often noted as well.

The three most frequently selected reasons are listed below by neighborhood. The number in parentheses reflects the number of respondents from that neighborhood.

Harmon (302): Attractive Area (67%); Close to Schools (52%); Near Community Facilities (45%)

Mount Airy/Trails (118): Attractive Area (85%); Rural Area (64%); Close to Open Space/Riverfront (37%)

Upper Village (165): Attractive Area (55%); Close to Open Space/Riverfront (49%); Near Community Facilities (47%)

North End (101): Attractive Area (78%); Close to Open Space/Riverfront (49%); Convenient to Work (26%)

Route 129 Area (24): Attractive Area (75%); Close to Open Space/Riverfront (58%); Rural Area (42%)

North Riverside Area (28): Close to Open Space/Riverfront (71%); Attractive Area (50%); Close to Family & Friends/Affordable Area tied (32%)

North Highland Riverlanding (11): Attractive Area (91%); Close to Schools/Close to Open Space & Riverfront tied (46%); Rural Area (36%)

Half Moon Bay (20): Close to Open Space/Riverfront (90%); Attractive Area (85%); Convenient to Work (50%)

Of the 47 residents who answered that they do not like their part of the Village, the majority (18 residents) came from Harmon; this breakdown reflects the overall geographic distribution of respondents (38% from Harmon). In Harmon, complaints included:

- crowding of houses and lack of open space
- lack of housing maintenance and code enforcement
- noise
- too many cars
- lack of sidewalks

From the Upper Village, the twelve (12) complaints focused primarily on speeding traffic and congestion, noise level, congestion and lack of shopping alternatives. Mount Airy and North End both cited speeding traffic and noise. Mount Airy also addressed poor road conditions and no local shopping; North End residents cited diesel engines and the lack of a local park.

3.3 COMMERCIAL AND RETAIL DEVELOPMENT

Several questions on the survey spoke directly to commercial issues. Residents were asked to identify the “village center” and whether Croton should actively pursue additional retail development. Other questions provided the opportunity to comment on a range of issues, and many respondents wrote in comments relating to commercial and retail opportunities. Following is a summary of these responses.

Village Center

The majority of respondents (more than 650 out of 956, or 67%) placed the center of the Village in the area we have termed the “Historic Center,” encompassing Maple and Grand Streets, Old Post Road, Van Wyck Street, the Municipal Building, and other identifying landmarks in that area.¹ Residents often cited a particular place, such as Robbins Pharmacy, the “dummy” traffic light, or Wondrous Things. Other locations that appeared included Grand Union/Post Office and the Black Cow area. Twenty residents said they didn’t know where the center was, and 32 replied that there was no center. The most unusual response, however, came from a resident who reminded us that the Village center is “in the hearts of people who love Croton.”

Commercial and Retail Development

Residents were also asked whether Croton should pursue additional retail development. Responses were fairly evenly split among those who answered “yes” (42%) and “no” (46%); 12% said they didn’t know. However, the need for careful retail and commercial development came across in responses to other questions.

For example, residents were asked to select three aspects of Croton they liked the least. Appearance of commercial areas was the third most frequently selected aspect (32%), while quality of commercial uses and centers was fifth (30.4%). Residents also had the opportunity to write in responses to this question, and 36 write-ins cited a commercial-related issue. Lack of quality restaurants, lack of retail and shopping, and absence of commercial diversity were the most common complaints.

The theme of controlled commercial development continued in the residents’ comments section. Many residents wrote that the quality and variety of retail and commercial opportunities should be improved to better accommodate residents and allow for more local shopping, but that big-box and chain stores and other large complexes must be avoided. Some residents specified a lack of quality supermarkets, local greengrocers, bakeries and bookstores. Residents also suggested using expanded commercial development to broaden the tax base and reduce the tax burden on residents.

When asked to identify the five important objectives for Croton, preserving the Village’s natural environment and historic character were cited most frequently, but residents also selected objectives relating to commercial development, including “improving mix of retail uses” (31%); “improving all commercial areas, with better signs and more variety” (18%); “encouraging small scale office development in commercial areas” (18%); and “increasing job opportunities in the village” (9%).

¹ Many residents called this area the Upper Village. Since the “Upper Village” is used to describe a residential area that has larger boundaries, the term “Historic Center” was chosen instead to avoid confusion.

3.4 Public Facilities and Village Priorities

The survey included several questions that addressed public facilities and Village priorities and objectives. Residents were asked to identify public spending priorities and Village objectives; to rate their satisfaction with public facilities; and to identify needed recreational facilities. Residents were also asked to rank their level of concern with environmental issues in the Village.

Public Spending Priorities

Respondents were asked to identify the area of public spending which should have the highest priority. 919 out of the 956 respondents answered this question (96%). The survey offered nine options for public spending, including a write-in option. Residents were asked to select one item, although some selected more than one. Responses were fairly evenly distributed and no clear majority can be identified, but the three most frequently selected areas are as follows:

<i>Rank</i>	<i>Spending Target</i>	<i>Frequency Percent (%)</i>	
1	Riverfront development	205	22.3
2	Sidewalks	192	20.9
3	Parks and open space	175	19

The remaining responses are summarized below:

<i>Rank</i>	<i>Spending Target</i>	<i>Frequency Percent (%)</i>	
4	Sewer and water improvements	162	17.6
5	Streets and Roads	155	16.9
6	Recreational facilities	150	16.3
7	Other	119	12.9
8	Library	78	8.5
9	Signs, façade improvements	65	7.1

Of the 119 respondents who selected "Other", the majority of responses centered on:

- Improvement of community facilities (38), especially schools
- Village services (20), especially sidewalks and street maintenance
- Finance/government (16), especially the tax rate

These responses ask for residents to identify the public spending item that should have the highest level of priority. "Highest" should not be construed to mean the "only" item to which public spending should be allocated. However, the frequency of items selected offers an indication of where Croton residents feel, overall, spending can be increased.

Responses were then examined from the standpoint of the age of respondents. These responses are categorized below. It should be noted that category totals are greater than 100%, as many respondents selected more than one choice.

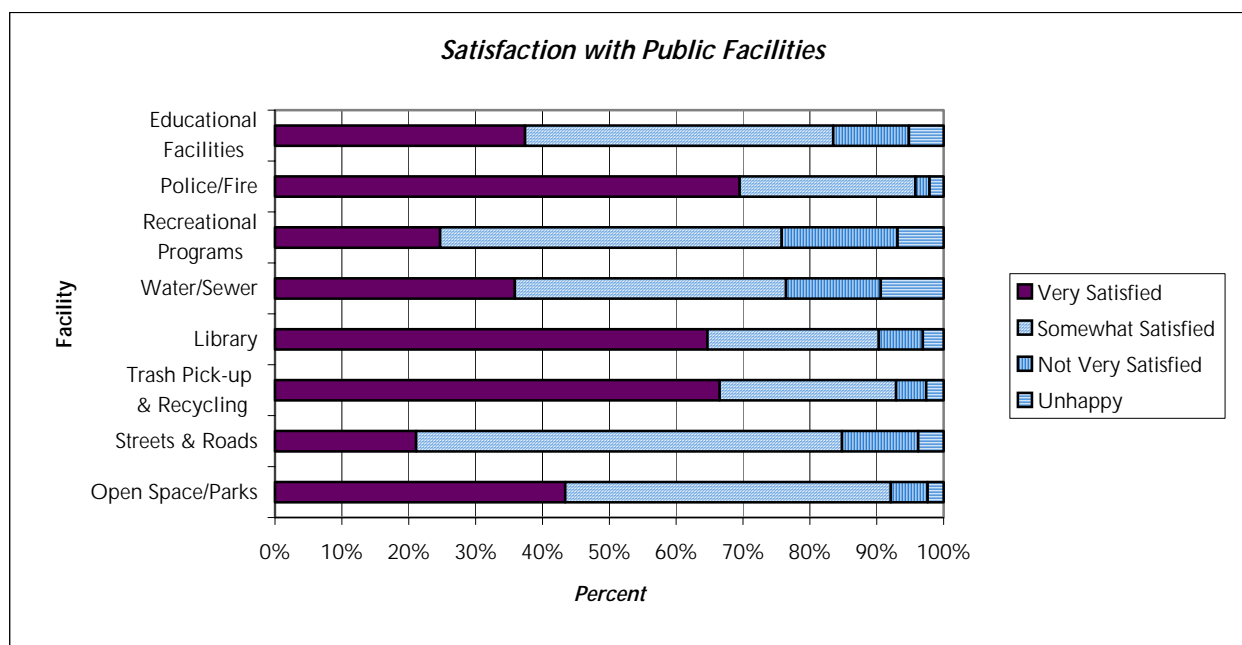
- Within the 25-45 population group (39% of respondents), Recreational Facilities, Riverfront Development and Sidewalks were selected most frequently.

- The 45-65 population group constituted 43% of the respondents. They selected Riverfront Development most frequently (25% of respondents), followed by Parks/Open Space (20%), Streets/Road (19.5%) and then Sewer/Water Improvement (19%).
- The over 65 population group, representing 18% of respondents, selected sidewalks most frequently (31% of respondents), followed by Streets/Roads (25.5%), and then Sewer/Water Improvement (18.5%). Parks/Open Space and Riverfront Development followed at 17% and 18% respectively.
- Under 25: those respondents under the age of 25 (who only constituted .6% of the total respondents, or five respondents) selected recreational facilities most frequently.

Satisfaction with Public Facilities

Respondents were asked to rate their level of satisfaction with public facilities in Croton, on a scale from Very Satisfied and Somewhat Satisfied to Not Very Satisfied and Unhappy. Response rates varied for each public facility listed, as some residents opted not to respond or selected “no basis to evaluate.” Most responses were over 90% although two were in the 75-80% range (recreational programs and educational facilities).

As shown on the chart below, residents overall are more satisfied than dissatisfied with public facilities. Police and fire service received the highest level of overall satisfaction, as well as the highest level of “very satisfied.” Trash recycling/pick-up, library and open space/parks also fare well in terms of overall satisfaction, with 90% or more of respondents reporting either “very” or “somewhat” satisfied. Over 80% of respondents report satisfaction with educational facilities and streets and roads; however, each of these facilities receives a low percentage of “very satisfied” responses. Recreational programs and water/sewer facilities receive the lowest percent of overall satisfaction responses.



Recreational Facilities

Residents were asked to identify how the Village could expand its recreational facilities. Residents were given 16 options (including a write-in option), from which they could select all that applied. 847 residents responded to this question, a response rate of 89%. Facilities that would accommodate outdoor individual and group passive recreational activities were selected more frequently than those relative to active recreation, such as soccer, football and baseball fields.

Of the choices offered, the three most frequently selected were:

<i>Rank</i>	<i>Facility</i>	<i>Frequency Percent (%)</i>	
1	Swimming	421	49.7
2	Bicycling	379	44.7
3	Ice Skating	295	34.8

The remaining choices are summarized below:

<i>Rank</i>	<i>Facility</i>	<i>Frequency Percent (%)</i>	
4	Tennis	252	29.8
5	Playground/Picnic	221	26.1
6	Other	173	20.4
7	Boat Launch	167	19.7
8	Fishing	152	17.9
9	Skateboarding	136	16.1
10	Horseback Riding	131	11.4
11	Soccer	91	10.7
12	Baseball	79	9.3
13	Softball	74	8.7
14	Basketball	69	8.1
15	Hockey	53	6.3
16	Football	24	2.8

20% of respondents chose to write in a response, focusing on a range of issues. Most frequently noted was the need for trails and paths with a focus on walking trails (24 write-in responses), hiking trails (9), bicycle (7), rollerblading (9), and jogging (3).

Also mentioned frequently in the write-ins was the need for community-oriented facilities such as children's recreation facilities and activities (13), a community center (6), and a senior facility and programs (2). Arts and entertainment, including an art and dance center, bowling alley and movie theater were requested.

Design Review of Buildings

Residents were asked whether there should be increased design review of buildings. A total of 855 residents responded, for an 89% response rate. Of those who responded, 55% said that increased review should be undertaken; 17% said no; 28% were unsure. The lower response rate and percent of respondents who were unsure may indicate that further discussion and elucidation may be needed.

Objectives for Croton

Residents were asked to identify the five most important objectives for Croton (note that respondents were not asked to rank these five objectives). Twenty options were offered on a variety of policy issues, ranging from traffic and transportation to Village character and appearance to commercial development to open space and environment. A total of 933 residents responded to the question for a 97% response rate.

The five most frequently selected objectives are listed below, followed by a summary of the remaining responses. Only protecting the natural environment received a majority (greater than 50%) response rate. In general, objectives related to Village character and the environment were selected the most frequently.

<i>Rank</i>	<i>Characteristic</i>	<i>Frequency</i>	<i>Percent (%)</i>
1	Protecting the natural environment	546	58.5
2	Preserving Croton's historic character	455	48.8
3	Improving the appearance of the Upper Village	326	34.9
4	Providing park/recreational areas along waterfront	316	33.9
5	Improving access to the Hudson riverfront	303	32.5

Remaining responses are summarized below:

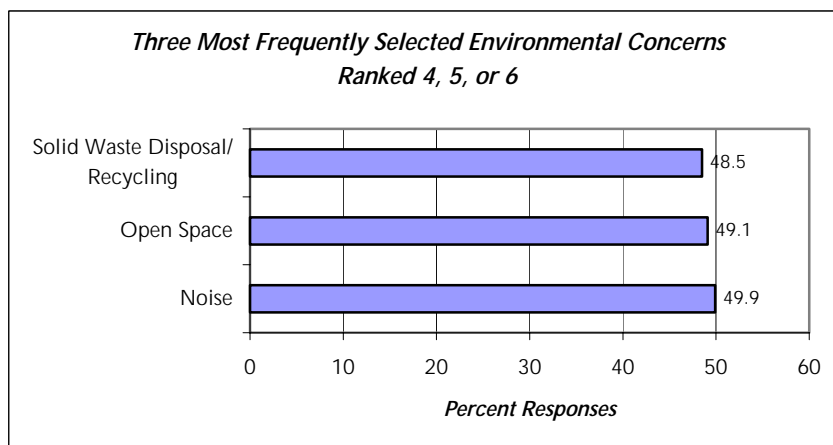
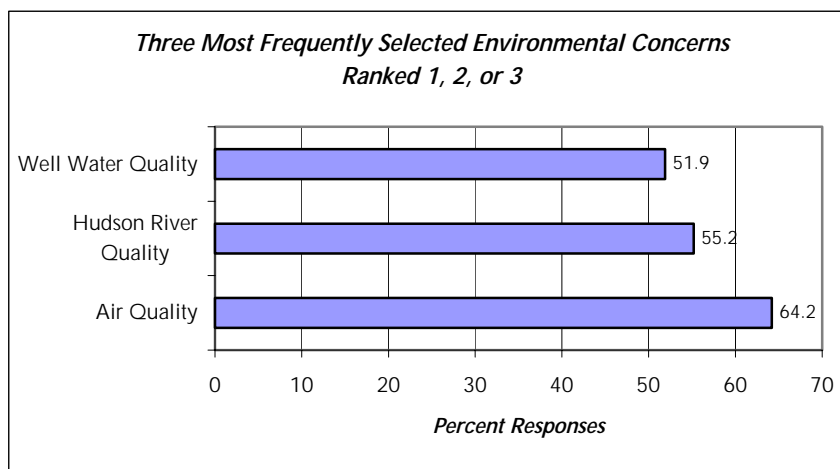
<i>Rank</i>	<i>Characteristic</i>	<i>Frequency</i>	<i>Percent (%)</i>
6	Improving mix of retail uses	289	31.0
7	Upgrading water system/sewer system	250	26.8
8	Improving the design quality of streetscapes and buildings	235	25.2
9	Expanding trails along Croton River	229	24.5
10	Supporting the arts in Croton	214	22.9
11	Implementing traffic calming/pedestrian safety improvements	191	20.5
12	Expanding parks & recreational facilities	180	19.3
13	Improving all commercial areas (better signs, more variety)	171	18.3
14	Encouraging small scale office development in commercial areas	171	18.3
15	Encouraging more affordable housing units	160	17.1
16	Improving transit connections to RR station	122	13.1
17	Increasing job opportunities in the Village	83	8.9
18	Rehabilitation of existing housing stock	83	8.9
19	Improving traffic circulation	80	8.6
20	Improving transit/bike connections at RR station	70	7.5

Environmental Concerns

Residents were asked to rank their concerns relating to open space and environmental issues on a scale from one to six, with one being the greatest concern. Six categories, plus a write-in option, were provided. These were:

- air quality
- Hudson River quality
- well water quality
- solid waste disposal/recycling
- noise
- open space

While 98% of respondents answered this question, only 75% ranked the concerns from one to six. Other respondents used a different ranking system to better express how they viewed the concerns. All responses were incorporated into the analysis. To facilitate analysis, responses were aggregated to show the concerns most frequently ranked 1, 2 or 3 and those most frequently ranked 4, 5, and 6. Only the top three in each category are shown.



3.5 Village Voice: Residents' Ideas

The survey included a section where residents were asked to provide their ideas on Croton's character and future development. Over 500 written responses were received which addressed a wide range of issues. While responses were too numerous to include in this report, a summary of responses by topic is provided below.

Accessibility

Recommendations focused on safe and easy access to riverfronts and free access to recreation facilities.

Commercial Development and Diversity

Many residents addressed this issue, focusing on the need to improve the diversity and quality of retail and commercial opportunities to better accommodate residents and allow for more local shopping. Some residents specified a lack of quality supermarkets, local greengrocers, bakeries and bookstores. Big-box and chain stores and other large complexes were viewed as undesirable. At the same time, some residents also suggested using expanded commercial development to broaden the tax base and reduce the tax burden on residents.

Community Facilities

Recommendations ranged from additional recreational (swimming, tennis, playgrounds) and youth and senior facilities to improved parks and designated dog parks. The need for improved maintenance at Duck Pond and Senasqua Parks was cited several times. The importance of educational facilities and the possibility of an arts and cultural center were raised as well.

Environment

Respondents emphasized preservation, including maintaining open space, minimizing tree cutting, and protecting the rivers and riverfronts. Residents also cited noise problems with the railroad station and highways.

Housing

A variety of recommendations were offered. The majority of recommendations focused on the need for affordable housing, especially seniors.

Infrastructure

Recommendations ranged from the need for sidewalks to improving lighting and access to recreational facilities, but most focused on the need for repaired and expanded networks of sidewalks and pedestrian linkages.

Development Patterns and Village Character

As with commercial development and environment, comments centered on preservation, maintaining the small-town and historic character of the Village and preventing overdevelopment, both along the river and throughout the Village. Residents stressed the need for maintaining the quiet, quaint rural nature of the town. On related comments about socioeconomic conditions, respondents cited concern over the cost of living and the impact on population diversity in the Village.

Local Government: Taxes and Spending and Code Enforcement

Overall, recommendations focused on the need for responsible fiscal planning, concerns about taxes and overspending as well as the need for more community input into local decision-making. Residents expressed concerns that Village codes were not being properly enforced, resulting in

more noise and parking than is permitted. Taxes were viewed as too high and burdensome to residents.

Transportation

Transportation comments ranged from traffic mitigation during rush hour, to improving parking options at the train station, including providing parking discounts to Croton residents, to alleviating speeding along all roads and reducing noise from highways and the train station.

Village Services

Respondents praised the highway department but stressed the need to improve Village appearance by increasing the frequency of garbage collection.

Village Appearance

Residents recommended improving the appearance of Village gateways, such as the train station, increasing landscaping and general maintenance of Village properties, providing better signage, improving the appearance of both commercial areas and private homes. Comments on this topic tended recommendations such as “the Village needs a makeover” or “a facelift.”

Waterfront Development

Comments related to the waterfront focused on accessibility for residents, but ranged from emphasizing passive recreation to the suggestions of recreation, events, restaurants and retail that will bring residents to the waterfront. One residents recommended light industrial or commercial to shift the burden of real estate taxes.

Zoning

Zoning recommendations focused on limiting housing starts, restricting the construction of large homes on small lots, enforcing existing codes and preventing the conversion of single family homes to multifamily ones.

4.0 CONCLUSION

The survey provides a general overview of views held by Croton residents, but several specific conclusions about respondents’ views can be drawn. Croton’s small town character, historic charm and natural assets were of clear importance to many residents, as demonstrated in responses to questions pertaining to Village assets, future Village priorities and objectives, and in the write-in responses. At the same time, residents expressed a need for improved commercial and retail amenities that will better accommodate the population, keep spending within Croton and expand the tax base.

Responses to a series of questions relating to Village facilities suggest that sidewalk condition and lack of sidewalks are issues for residents throughout the Village, as are noise from highways and the train station, traffic congestion and speeding traffic in residential areas. Concern over high taxes and the burden of taxes on residents was voiced as well. The goals, priorities and objectives expressed by residents do not conflict but suggest the need for a balanced approach when considering development.

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